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THE ANDHRA PRADESH GAZETTE

PART - I EXTRAORDINARY

PUBLISHED BY AUTHORITY

No.564] HYDERABAD, TUESDAY, OCTOBER 12, 2010.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE GENERAL TOWN PLANNING, NARASARAOPET MUNICIPALITY - CERTAIN VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND FROM INDUSTRIAL USE ZONE TO RESIDENTIAL USE IN PRAKASH NAGAR, NARASARAOPET MUNICIPALITY.

[Memo. No. 10101/H1/2010-2, Municipal Administration & Urban Development, 7th October, 2010.]

The following draft variation to the Narasaraopet General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 489 M.A., dated 07-08-1993, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of theAndhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in T.S. Nos. 1521, 1522/1 & 1523, D.Nos. 12-22-2/21 and 12-22-3 at Prakash Nagar, Narasaraopet Municipality to an extent of 1978 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Narasaraopet Town sanctioned in G.O.Ms.No. 489 M.A., dated 07-08-1993, is now proposed to be designated for Residential use by variation of change of land use as marked “ABC & D” as shown in the revised part proposed land use map bearing C.No. 2825/2010/G, which is available in Municipal Office, Narasaraopet Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 M.A., dated 22-3-1996 to the Narasaraopet Municipality before issue of confirmation orders.
2. That the title and Urban Land Ceiling /Agricultural Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The Change of Land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall maintain 9 Mtrs, buffer on the side of Oil Mill.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : D.No. 12-22-2/17A and D.No. 12-22-2/17 (Industrial use as per Master Plan).

East : D.No. 13-1-17/6, Saradamba Theatre, D.No. 13-1-17/7, D.No. 13-1-17 Miriyala Oil Mill, (partly Commercial use and partly Industrial use as per the Master Plan).

South : Existing 40 feet wide Road. (As per the Master Plan 40 feet wide road).

West : Existing 30 feet wide road as per the Master Plan.

DRAFT VARIATION TO THE GENERAL TOWN PLANNING OF THE NALGONDA MUNICIPALITY - CERTAIN VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE TO COMMERCIAL USE IN RAMAGIRI, NALGONDA.

[Memo. No. 13358/H1/2010-2, Municipal Administration & Urban Development, 8th October, 2010.]

The following draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 594 M.A., dated 08-06-1987, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of theAndhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No. 1 & part of open land bearing No. 6-3-1394 of Ramagiri, Nalgonda to an extent of 6270.97 Sq.Mtrs., (7500 Sq.Yards), the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Nalgonda Town sanctioned in G.O.Ms.No. 594 M.A., dated 08-06-1987, is now proposed to be designated for Commercial use by variation of change of land use as marked "ABCDE & F" as shown in the revised part proposed land use map GTP No. 04/2010/H, which is available in Municipal Office, Nalgonda Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 M.A., dated 22-3-1996 to the Nalgonda Municipality before issue of confirmation orders.
2. That the title and Urban Land Ceiling /Agricultural Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The Change of Land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall pay betterment charges as per rules in force before issue of confirmation orders..
9. The applicant shall pay 14% of open space charges towards site approval.
10. The applicant shall hondover the site affected portion to an extent of 37.17 Sq.Mtrs., (3.05 X 12.19 Mtrs.,) to the Nalgonda Municipality free of cost through Registered gift deed, due to widening of existing 60 feet wide road to 80 feet wide as per Master Plan.
11. The applicant shall maintain 2 Mtrs, buffer (as per G.O.Ms.No. 569 M.A., dated 23-08-2008) towards southern side as shown in the site plan as the site under reference is abutting to storm water drain.
12. The applicant shall not develop the land prior to the permission released by the Municipal Commissioner, Nalgonda Municipality.
13. The applicant shall obtain prior approval from the competent authority for any development in the proposed site under reference.
14. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : House No. 6-3-512/A/1 belonging to Anjaneyulu and Sharada High School and 20 feet wide road.

East : House No. 6-3-1394 belonging to Pulijala Ram Mohan Rao, H.No. 6-3-1395 belonging to Pulijala Shyam Mohan Rao and existing 60 feet wide Ramgiri to Panagal Road.

South : Residential houses and 20 feet wide road, house of Y. Rajaiah and Sona Bakery.

West : House belonging to A. Muralidhar Rao and open land belinging to M. Ravindar Rao.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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